

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
January 15, 2008

The Architectural Review Board held a its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Tuesday, January 15, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman
David Monnich
Paul Fagan
Suzanne Bettac
Charles John
Kathy O'Brien

Members absent:

Thomas Ball

Staff Members Present:

Shawn Eddy, Director of Public Works
Jack Guerra, Community Development Manager
Gracie Flores, Community Development Representative

The meeting was called to order by Mr. McGlone at 5:47 p.m.

A motion was made by Mr. John to approve the minutes as submitted from December 11, 2007. It was seconded by Ms. O'Brien.

The motion was approved with the following vote:

FOR: Fagan, Bettac, John, McGlone, Monnich, O'Brien
AGAINST: None

**CASE NO. 295 P, Proposed expansion of guest parking
934 Patterson**

Mr. Guerra explained the case to the Board. Mr. Pat Chumney, Architect, explained the intent of the purchase of 820 Patterson, the adjacent property. Mr. Chumney explained that increasing the amount of parking spaces would improve traffic flow in the area. Mr. McGlone asked if there was a drive through. Mr. Chumney stated there was but it would be removed. Mr. John asked if there would be new paving. Mr. Chumney explained that there would be an upgrade of paving as well as built in sockets to make tent installation and removal more efficient. Mr. Chumney explained that this project would enhance the appearance of the Argyle property by better screening of the parking lot and increasing the landscape.

Mr. John made a motion to approve the case as submitted. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: Fagan, Bettac, John, McGlone, Monnich, O'Brien

AGAINST: None

**CASE NO. 251 FLP, Final Landscape Plan
158 Katherine Court**

Mr. Guerra explained the case to the Board. Mr. Justin Getz, developer, explained that landscape design would be very basic. Mr. McGlone asked if there is a requirement for irrigation. Mr. Guerra informed the Board that it was not required but the plan should show how irrigation would occur. Mr. Chris Schoenfeld, landscape designer, stated there would be pop-up head sprayers and they would not be visible. Mr. Schoenfeld informed the Board that he would be using bamboo along the back half of the property line adjacent to the driveway and it would be contained. Mr. McGlone asked if the fence design had been approved. Mr. Guerra stated it had not. Ms. Bettac asked how high the fence on the east side of the property was. Mr. Schoenfeld stated it was 6 feet.

Mr. Monnich made a motion to approve the landscape plan and fence as submitted. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: Fagan, Bettac, John, McGlone, Monnich, O'Brien

AGAINST: None

**CASE NO. 286 F, Proposed 4 unit condominiums
121 Marcia Place**

Mr. Guerra explained the case to the Board. Mr. Joe Smith, architect, gave the background on the project. Mr. McGlone asked where the water would drain. Mr. Smith explained that half would drain to Marcia Place and the other half would go to the rear of the property. Ms. Bettac asked about the height of the building. Mr. Guerra stated it would be a little less than 34 ft at the top of the roof ridge.

Mr. Fagan made a motion to approve the design as submitted. It was seconded by Mr. Monnich.

The motion was approved with the following vote:

FOR: Fagan, Bettac, John, McGlone, Monnich, O'Brien

AGAINST: None

**CASE NO. 296 F,
103/105 Marcia Place**

Mr. Guerra explained the case. Mr. Jack Joyce, Chairman, explained the facility would be used as an Early Childhood Development Center accredited by the Texas Education Agency. Mr. Joyce explained that the intention of the school is to relieve the traffic congestion at pick-up and

drop-off times. Jim Heck, architect, explained that the only change would be the removal of the fence that divides the properties and the garage door being replaced with walls, windows, and a door at 103 Marcia. Mr. Heck stated that there would be no plans for landscape changes and the backyard will be the playground area for the kids without play equipment. Mr. Guerra informed the Board that the project was going through the Specific Use Permit process.

A motion was made by Mr. Monnich to approve with modifications: eliminate new parking spaces and new wide curb cuts in order to maintain continuous street frontage. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: Fagan, Bettac, McGlone, Monnich, O'Brien

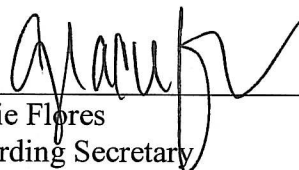
AGAINST: None

RECUSED: John

There being no further business, the meeting was adjourned at 7:20 p.m.

THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.


Mike McGlone, Chairman


Gracie Flores
Recording Secretary

3/11/08
Date Signed & Filed